013.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	936,200 / 936,200
					USE VALUE:	936,200 / 936,200
					ASSESSED:	936,200 / 936,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	OSBORNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTEL HELENE M/TRUSTEE
Owner 2:	HELENE M MARTEL REVOCABLE TR
Owner 3:	
Street 1:	7 OSBORNE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MARTEL HELENE M -
Owner 2:	-
Street 1:	7 OSBORNE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .113 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Aluminum Exterior and 2326 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	14	CPA
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4938.000	477,000	4,700	454,500	936,200
Total Card	0.113	477,000	4,700	454,500	936,200
Total Parcel	0.113	477,000	4,700	454,500	936,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.49 | /Parcel: 402.49

Legal Description

User Acct 10357

GIS Ref

GIS Ref

Insp Date 01/07/15

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 013.0-0005-0002.0

!1280!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	477,000	4700	4,938.	454,500	936,200		Year end	12/23/2021
2021	104	FV	455,100	4700	4,938.	454,500	914,300		Year End Roll	12/10/2020
2020	104	FV	455,400	4700	4,938.	454,500	914,600	914,600	Year End Roll	12/18/2019
2019	104	FV	353,300	4700	4,938.	482,900	840,900	840,900	Year End Roll	1/3/2019
2018	104	FV	353,300	4700	4,938.	352,200	710,200	710,200	Year End Roll	12/20/2017
2017	104	FV	331,200	4700	4,938.	306,800	642,700	642,700	Year End Roll	1/3/2017
2016	104	FV	330,900	4700	4,938.	261,300	596,900	596,900	Year End	1/4/2016
2015	104	FV	294,500	4700	4,938.	255,700	554,900	554,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:47:35

LAST REV

Date	Time
12/01/21	14:00:53

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1280

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARTEL HELENE M	69882-292		9/5/2017	Convenience	1	No	No		
PAYNE GLADYS/ET	28667-3		6/4/1998		267,250	No	No		Y

USER DEFINED

Prior Id # 1:	10357
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/30/2016	363	Solar Pa	3,345					16 solar panals
12/26/2012	1689	Manual	11,776	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/7/2015	Inspected	PT	Paul T
4/10/2013	Info Fm Prmt	MM	Mary M
2/7/2009	Meas/Inspect	197	PATRIOT
9/30/1999	Meas/Inspect	163	PATRIOT
8/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

Total AC/HA:	0.11336	Total SF/SM:	4938	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 454,513	Spl Credit	Total: 454,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10141873
Const Adj.:	0.97029907
Adj $ / SQ:	192.367
Other Features:	101908
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648048
Depreciation:	171085
Depreciated Total:	476964

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

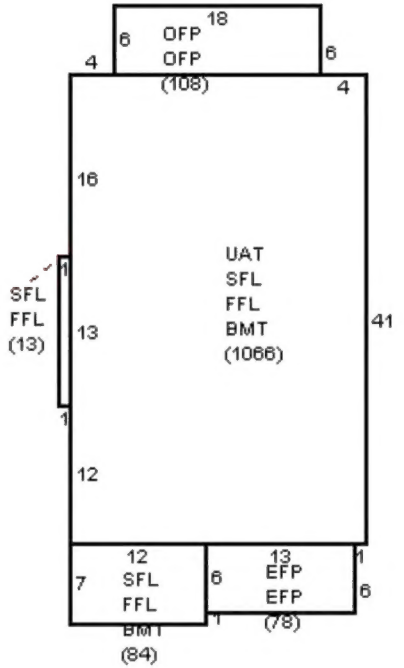
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	192.37
Special Features:	0	Val/Su Net:	115.92
Final Total:	477000	Val/Su SzAd	205.07

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,163	192.370	223,723
SFL	Second Floor	1,163	192.370	223,723
BMT	Basement	1,150	57.710	66,367
UAT	Upper Attic	267	76.950	20,506
OFP	Open Porch	216	23.420	5,059
EFP	Enclos Porch	156	43.350	6,763

Net Sketched Area: 4,115 | Total: 546,141

Size Ad | 2326 | Gross Area | 4914 | FinArea | 2326

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

013.0-0005-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1998	0.00	T	16.8	104						
3	Garage	D	Y	1	19X19	A	AV	1927	21.93	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700